



82 Broad Street, Sheffield, S2 5TG

Offers In The Region Of £244,950

- Substantial mixed-use freehold property
- Ideal live-work opportunity
- Potential for Residential Development (STP)
- Ground floor commercial unit with strong street presence
- Potential investment with dual income streams
- Residential accommodation above
- Convenient access to Sheffield city centre and transport links

82 Broad Street, Sheffield S2 5TG

Substantial Commercial Premises with Residential Accommodation

An excellent opportunity to acquire a substantial mixed-use property in a well established area of Sheffield.

Situated on Broad Street, this versatile building offers a generous commercial unit at ground level together with residential living accommodation above, making it ideal for owner-occupiers, investors, or those seeking a live-work space.

The ground floor comprises a spacious commercial unit with prominent frontage, providing strong visibility and accessibility. The layout is suitable for a range of business uses (subject to the necessary consents), including retail, office, studio, or service-based operations. The internal space is well proportioned, offering flexibility for various commercial configurations, storage, and customer areas.

Above the commercial premises is residential accommodation arranged over the upper floors, providing comfortable living space that complements the business below. This setup is perfectly suited to business owners wishing to live on site or investors looking to benefit from dual income potential.

The property benefits from a convenient location within easy reach of Sheffield city centre, local amenities, transport links, and surrounding residential communities, making it attractive for both commercial activity and residential living.



Council Tax Band: C



Location

Situated on the eastern edge of Sheffield City Centre and placed just off Park Square roundabout on Broad Street with return frontage to Bard Street

Accommodation

The Commercial Ground Floor Area Comprises of: Two Retail Areas, Workshop, Loading Bay, Three Store and Office. To the First Floor are a further Two Stores & Office.

The First Floor Residential Living Areas Comprises of: Living /Dining Room, Utility Room, Kitchen Two Bedrooms and Dressing Room and Loft Room. There is also a Roof Garden Area.

AML

We are subject to the Money Laundering Regulations 2007. AML regulations apply to every business in the financial services sector, so anti-money laundering checks must be carried out by accountants and solicitors, as well as firms in property, insurance, investment and general finance.

We are therefore obliged to verify prospective purchasers, which are essential to our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. These rules are set by law and enforced by trading standards.

The cost to do so is £30+vat per named buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable.

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

We are informed by the Vendors, upon our property appraisal that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.

EPC

The Energy rating and score for this property is 61 C

Link to EPC = <https://find-energy-certificate.service.gov.uk/energy-certificate/8911-0937-6098-5133-7730>







Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	